

hundredyear

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FIRM PROFILE

Tyson Domer has been working with design and building professionals for over a decade to create, refine, and implement practical, innovative, and sustainable solutions. His extensive design-build background affords him a broad understanding of the various logistical and financial concerns relevant to residential building projects. His experience enables him to communicate clearly and effectively with owners, designers, contractors, and suppliers.

Mr. Domer founded hundredyear Consulting to support green building, affordable housing development, and historic preservation in Indianapolis communities. Since 2005, he has been working with government agencies, community development corporations, neighborhood groups, developers, and non-profit organizations throughout the city to explore how the intersection of these three focus areas can help to foster more sustainable development. Mr. Domer actively contributes time and expertise to numerous community and economic development initiatives and organizations in the Indianapolis area.

Alone and in concert with an expert network of local professionals, hundredyear Consulting offers a suite of residential design and development services, including:

- comprehensive green building consulting
- integrated green design facilitation
- construction management

- project visioning & programming
- architectural design

- sustainable site planning & design
- landscape design

- schematic design & design development
- AutoCAD & hand drafting services

- specification writing & cost estimating
- pro forma modeling

- presentations & proposals
- graphic design

By assembling specialized teams tailored to specific projects, hundredyear is able to offer our clients an array of high quality services without the overhead expense of large architecture, engineering, or consulting firms. Our ability to effectively identify and engage existing community assets is unparalleled. We are creative in our approach, professional in our execution, and nimble in our ability to adapt to changes in project scope.

Professional Memberships & Accreditations

- USGBC – United States Green Building Council
- Green Roofs for Healthy Cities
- MREA – Midwest Renewable Energy Association
- HLF1 – Historic Landmarks Foundation of Indiana
- IACED – Our Indiana Home

COMMUNITY ENGAGEMENT

- Indianapolis Power & Light – Community Advisory Council* since January 2008
currently serve on a panel of community leaders working to improve communication between IPL and its residential customers
- Ball State University CAP – Community Based Project Program* October 2007
participated in an invitation only design charrette aimed at developing an adaptive reuse plan for the historic Indianapolis City Hall building
- Ice Miller – Indiana Sustainability Alliance* since September 2007
currently serve as an advisor to a statewide network whose focus is to bring together businesses and individuals involved with clean technology, sustainable development, and renewable energy
- Mayor of Indianapolis – GreenPrint Commission* since August 2007
helped develop action plans in support of mayor Bart Peterson's Indy GreenPrint initiative; led development of the *GreenPrint Community Principles* as chair of the Smart Development subcommittee
- John H. Boner Center – Near Eastside Taskforce* June – December 2007
helped develop action plans in support of the Near Eastside GINI Quality of Life Plan as a member of the Affordable Housing and Redevelopment committee
- Ball State University CAP:IC* May 2007
served as a judge for the *Natural Talent 2007 Design Competition* sponsored by the USGBC Emerging Green Builders, USGBC Indiana Chapter, and Habitat for Humanity Indiana
- City of Indianapolis, LISC – GINI Engagement Initiative* March – May 2007
participated in panel discussions supporting the development of the Great Indy Neighborhoods Initiative IMAGINE mini-grant funding mechanism
- Health by Design Coalition* since July 2006
helped develop a broad-based coalition of academics, government agencies, professionals, and non-profit organizations dedicated to promoting the health benefits of a high-quality built environment through education and advocacy
- Southeast Neighborhood Development – Fab for Less* June – August 2006
provided green building technical assistance and limited construction management services on an as-needed basis; served as the Ecology House representative to the Fab for Less Event Committee

COMMUNITY ENGAGEMENT

- Ecology House – Board of Directors* *May 2006 – May 2007*
helped redefine the group's mission and identify potential strategic partners through a facilitated strategic planning process; presented "Managing Your Green Renovation Project", Columbus, IN, December 2006; presented "Illegal Dumping, CDW Diversion, and Green Building", Indianapolis, IN, January 2007
- Indiana University Kenya Partnership* *March 2006*
constructed a colloquial gatehouse with hearing impaired Kenyan builders over a two-week period in Eldoret, Kenya, Africa
- USGBC – Greenbuild 2006 Program Reviewer* *March 2006*
participated in a consensus-based critical evaluation of program submissions in support of a national green building conference
- Mapleton-Fall Creek Development Corporation*
Board of Directors, Housing Committee chairman *since January 2007*
Housing Committee *since February 2006*
currently helping to develop a neighborhood revitalization strategy based on the GINI principles; submitted for and was awarded the HUD Secretary's 2006 BALA Award
- Old Northside Neighborhood Association*
Board of Directors *since January 2007*
Land Use Committee *since October 2005*
currently serve as the neighborhood liaison to the 16th Street FOCUS Corridor Committee; participate in a consensus-based evaluation of neighborhood land use and zoning petitions prior to IHPC hearings; coordinate annual neighborhood cleanup event "Chip Happens"; support neighborhood park infrastructure repair
- Red Feather Development Group* *April 2005*
helped lead a volunteer work crew in the construction of a straw bale home over a two-week period on the Hopi Reservation, Hotevilla, AZ
- Rebuilding Together Seattle* *2003 – 2004*
completed gratis emergency homeowner repairs on an ongoing basis; led volunteer work crews in intensive one day work sessions in support of twice yearly Rebuilding Day events

CONTINUING EDUCATION & PRESENTATIONS

- IPS – Indianapolis Public Schools, Key Learning Community
presenter – *Sustainable Development Basics* (grades 9-12) January 25, 2008
- USGBC – United States Green Building Council
Greening Affordable Housing Workshop, Chicago, IL November 5-6, 2007
- ILUC – Indiana Land Use Consortium
*Communities at the Crossroads X:
Improving Land Use in the Face of Change* October 29, 2007
- Polis Center, SAVI – Social Assets and Vulnerabilities Indicators
3rd Annual SAVI User's Conference October 2, 2007
- IHCDA – Indiana Housing and Community Development Authority
Developing Green: High Performance Affordable Housing Symposium May 16, 2007
 - panel participant, *Planning and Building an Integrated Design Team*
 - co-presenter, *Avoiding Green Bling: Specifying Green Materials*
- Indianapolis DPW – Department of Public Works
Green Roofs for Healthy Cities Conference March 29, 2007
- hundredyear Consulting, LISC
Green Development Series since December 2006
 - December 2006, *Chicago GreenTech, Greenmaker Supply, Notebaert Nature Museum, Chicago City Hall*
 - February 2007, *i-d-o Incorporated Green Roundtable*
 - April 2007, *Bloomington HAND EverGreen Village LEED-H affordable housing development, Middle Way House*
- IPS – Indianapolis Public Schools, Center for Inquiry
presenter – *Resource Conservation Basics* (grades K-8) December 8, 2006
- USGBC, ASHRAE, IIDI, AIA Indianapolis, Ball State University CAP:IC
Indiana Building Energy Symposium November 9, 2006
- IACED – Indiana Association for Community Economic Development
HUD Environmental and Historic Review Training November 1-3, 2006
- IACED, IHCDA, ICHHI
Housing and Community Economic Development Conference September 19-21, 2007
Housing and Community Economic Development Conference September 26-27, 2006

CONTINUING EDUCATION & PRESENTATIONS

- USGBC – United States Green Building Council
Greening the Heartland Conference, Kansas City, MO *May 17-19, 2006*
- ICHHI – Indiana Coalition on Housing and Homeless Issues
Sweeping Federal and State Policy Changes *April 21, 2006*
- Laurence Brown, Health by Design Coalition, et al.
Urban Planning Scholar Lecture Series *since April 2006*
- Prof. Donald Shoup, *The Cost of Parking*
 - Dr. Lawrence Frank, *Urban Design & Public Health*
 - Prof. Michael Lewyn, *Laws that Create Sprawl*
 - Dr. Norman Garrick, *Street Design, Transportation Planning and Community Livability*
 - Dom Nozzi, *Walkable Streets*
 - Dr. Robert Cervero, *Urban Mass Transit*
 - Dan Burden, *Walkable Communities*
January 2008, co-presenter, *Walkable Communities for Adults*
- Minnesota Green Communities, Enterprise Foundation
Green by Design Conference, Minneapolis, MN *April 5-6, 2006*

CLIENTS

City of Indianapolis – DMD Green HOME Program

Program Consultant

In April 2007 we began working with the City of Indianapolis DMD and stakeholders to craft a logistically and financially viable framework through which CDCs can successfully develop green affordable housing in Indianapolis. The goal of the program is to produce high-quality affordable homes that are energy efficient, healthy, and durable. By expanding local capacity to develop *green affordable housing*, we will create both short- and long-term value for low- to moderate-income homebuyers, affordable housing developers, and the community as a whole. To date we have created a comprehensive set of program materials based on building science best practices. The centerpiece of the program is the *prescriptive green building guidelines*, which are specific to our climate zone, tailored to local building practices, and uniquely geared toward builders unfamiliar with green building. Significantly, DMD has agreed to provide additional development subsidy through the federal HOME Investment Partnership Program in order to cover the incremental costs of green construction. We have also identified three Indianapolis CDCs that have agreed to build green homes through a pilot program that will begin in early 2008.

Indy-East Asset Development – Near Eastside Welcome Center Development Consultant

This capacity-building project seeks to combine historic preservation and green building within the context of a comprehensive neighborhood revitalization project. Through the creation of a *one-stop-shop* for information and assistance, we will connect current homeowners, builders, potential homebuyers, and private developers to community revitalization resources available to NESCO communities. A hands-on neighborhood education center and energy efficient showcase home where residents can learn how to integrate green building and historic preservation best practices into their own renovation projects is planned. Working with Laurie Klinger and a steering committee in November 2006, we helped to refine the project goals and timeline as well as identify suitable vacant land and historic properties. We have since developed a project pro forma and presentation package and are presently working to secure project financing through HoTIF and other financing. Current project partners include Historic Landmarks Foundation of Indianapolis, Riley Area Development Corporation, and the City of Indianapolis. The Near Eastside Welcome Center will serve as an inspirational touchpoint for all Eastside neighbors and neighborhoods, and become a service delivery model for future neighborhood housing initiatives in Indianapolis.

Keep Indianapolis Beautiful – Corporate Headquarters

LEED Consultant

Project visioning and preliminary design work for this brownfield adaptive reuse project began with the formation of a Green Building Committee in February 2007. As active participants in this all-volunteer effort, we helped to guide KIB's decision to use the USGBC LEED-NC green building standard as the benchmark for subsequent design and construction work. Design development was undertaken by RATIO Architects with assistance from general contractor Shiel Sexton and completed by October 2007. We have been working with Shiel Sexton, RATIO, and others to manage the LEED certification process since groundbreaking in November 2007. KIB's headquarters will be the first non-profit LEED certified project in Indiana.

CLIENTS

John & Maria Finnell – private residence

Green Building Consultant

Working with a client and builder new to green building, we quickly identified project-specific green priorities and engaged an experienced green architect with a compatible design aesthetic. We are currently facilitating an integrated design process, and upon commencement of construction in late 2008, will provide jobsite technical assistance to insure that construction practices coincide with design intent.

Past Clients

Englewood CDC – Moon Block Building

Green Building Consultant

We designed a custom green roof system that was compatible with Englewood's desire to leverage their nearly unlimited reserves of volunteer labor. This unique situation made our design more economical to install than similar green roof systems available commercially. In order to better inform our building material choices, we evaluated the individual components of our roof system using software life-cycle analysis (LCA) tools. In 2007, Englewood received a donation of modular green roof systems that were installed by others as part of an ongoing product demonstration and comparison.

SEND – 622 Sanders Street

Construction Manager

At the request of our client, a non-profit affordable housing developer, we created a design and specification package for a single-family renovation project that was compatible with core green building principles. We were also able to successfully implement a community-based building material salvage program in concert with necessary interior demolition and structural investigation work. Our thorough design development, preliminary cost estimating, and market analysis motivated SEND to identify a homebuyer before undertaking a costly speculative renovation. This *custom-affordable design-build* project was completed by others in December 2007.

Past clients, Artisan designBuild, Seattle, WA

General Contractor

David Spanier

residential design & construction consulting; master suite renovation, kitchen renovation, porch pavilion new construction

Kendra Redman

residential design-build; gut kitchen renovation, mechanical system upgrades

Amanda & Peter Dempsey

residential design-build; multiple gut bathroom renovations

Zeeks Pizza, Tom Vial & Doug McClure

commercial design-build; various interior renovations at multiple locations

hundredyear

green building consulting

construction management